



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 15, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29 February 15, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**GRANT OF EASEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO THE CENTRAL BASIN MUNICIPAL WATER DISTRICT
GUIRADO AVENUE DRAIN - PROJECT 181-8
PARCELS 42GE, 43GE, 48GE, 49GE, 50GE, 51GE, AND 52GE
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action will allow the Los Angeles County Flood Control District to grant an easement to the Central Basin Municipal Water District for pipeline purposes along Guirado Avenue Drain in the unincorporated territory of the County of Los Angeles.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Acting as a responsible agency for the proposed Southwest Water Reliability project, consider the Mitigated Negative Declaration prepared and adopted by the Central Basin Municipal Water District as lead agency, together with any comments received during the public review period; certify that your Board has independently considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration; and adopt the Mitigation Monitoring Program for the project, finding that the program is adequately designed to ensure compliance with the mitigation measures during project implementation.
2. Find the proposed grant of easement for pipeline purposes and the subsequent use of said easement will not interfere with the use of Guirado Avenue Drain - Project 181-8, Parcels 42GE, et

al., for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easement for pipeline purposes from the Los Angeles County Flood Control District to the Central Basin Municipal Water District along Guirado Avenue Drain - Project 181-8, Parcels 42GE, et al., in the unincorporated territory of the County of Los Angeles, for \$28,400.

4. Instruct the Mayor, Board of Supervisors of the Los Angeles County Flood Control District to sign the Easement document and authorize delivery to the Central Basin Municipal Water District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to consider the Mitigated Negative Declaration previously adopted by the Central Basin Municipal Water District (CBMWD) and obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow LACFCD to grant an easement to CBMWD for pipeline purposes along Guirado Avenue Drain - Project 181-8 (Guirado Drain), Parcels 42GE, et al., in the unincorporated territory of the County of Los Angeles (County). CBMWD requested the easement as a part of its Southwest Water Reliability project - Phases I, II, Mines Avenue, and Bicentennial Lateral Recycled Water Pipelines.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities. This transaction allows for the continuation of water supplies to the area, thereby improving the quality of life for residents of the County.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

CBMWD paid \$28,400 for the easement, which represents the fair market value. This amount has been deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 42GE, 43GE, 48GE, 49GE, 50GE, 51GE, and 52GE are located along Guirado Avenue Drain northwest of Norwalk Boulevard in the unincorporated territory of the County.

The proposed grant of easement is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district, or may be leased for any purpose without interfering with the use of the same for the purposes of said district..."

The proposed grant of easement is not considered adverse to the LACFCD's purposes and will not

hinder the use of Guirado Avenue Drain for possible transportation, utility, or recreational corridors. Moreover, the Easement document will reserve paramount rights for LACFCD purposes.

County Counsel approved the enclosed Easement document as to form, and the document will be recorded.

ENVIRONMENTAL DOCUMENTATION

The Department of Public Works (Public Works) is acting as a responsible agency for the proposed project. CBMWD as lead agency has prepared an Initial Study, consulted with Public Works, and adopted the enclosed Mitigated Negative Declaration for this project on November 23, 2009. The recommended actions will not have a significant effect on the environment.

The Department of Fish and Game has determined that for purposes of the assessment of the California Environmental Quality Act (CEQA) filing fees, Section 711.4(c) of the Fish and Game Code, the project has no potential effect on fish, wildlife, and habitat and does not require payment of a CEQA filing fee. The CEQA Filing Fee No Effect Determination Form filed by CBMWD was approved by the Department of Fish and Game on October 7, 2009. Upon your Board's finding that the project will not have a significant effect on the environment, Public Works will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action allows for joint use of the LACFCD right of way without interfering with the primary mission of the LACFCD.

CONCLUSION

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors
2/15/2011
Page 4

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: Central Basin Municipal Water District
Address: 6252 Telegraph Road
Commerce, CA 90040
Contact: Ana Ananda
Phone: (323) 201-5561

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2009091035

Project Title: SWRP Phase I, II, Mines Ave, & Bicentennial Lateral Recycled Water Pipeline Project

Project Location (include county): Pico Rivera, Montebello, East Los Angeles, & Los Angeles County

Project Description:

See attached project description

This is to advise that the Central Basin Municipal Water District has approved the above described project on

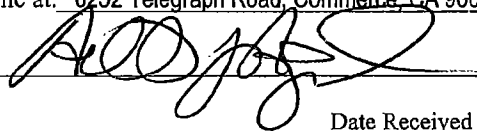
☒ Lead Agency or ☐ Responsible Agency

November 23, 2009 and has made the following determinations regarding the above described project:
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 6252 Telegraph Road, Commerce, CA 90040

Signature (Public Agency)



Title

General Manager

Date

10/26/09

Date Received for filing at OPR

The Proposed Project is a local recycled water distribution system that would offset the imported potable water supplies from the State Water Project.

Phase I

The construction of Phase I (Phase 1A) would ultimately serve approximately 30 potential public and private entity sites along the pipeline, including one anchor customer (Bicknell Park) at the terminal end of the pipeline, with over 1,000 acre feet per year (AFY) of recycled water.

The Phase I of the project would include the installation of approximately 4.2 miles of 30-inch recycled water pipeline, approximately 3,600 linear feet of 12-inch lateral to Bicknell Park, and approximately 15,000 linear feet of miscellaneous service laterals that would be buried within roadway in the Cities of Pico Rivera and Montebello. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap.

Construction of the Phase I portion of the project could take approximately 12 months at an average construction rate of 100 linear feet per day over the length of the 4.2-mile alignment. A construction schedule is currently available. Maintenance of the pump station and recycled water lines would occur periodically by District staff as part of their overall system maintenance activities.

Mines Avenue

The construction of Mines Avenue pipeline (Phase 1B and Phase 1C) would start in the unincorporated area of County of Los Angeles and end in the City of Pico Rivera from Paramount Boulevard to Broadway Avenue.

The construction of Mines Avenue pipeline would include the installation of approximately 2.2 miles of 8-inch recycled water pipeline and approximately 5,000 linear feet of miscellaneous service laterals that would be buried within roadway in unincorporated area of County of Los Angeles and City of Pico Rivera. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap. In most areas, one lane of traffic or parking lane would be blocked off and used for construction.

Construction of Mines Avenue pipeline would take approximately six months. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 2.2 mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Phase II

The construction of Phase II would start in the City of Montebello at Lincoln Avenue and Hay Street and end in the City of Vernon. In combination with Phase I; Phase II would ultimately serve 100 total potential public and private entity sites along the pipeline, with over 11,000 acre-feet per year (AFY) of recycled water combined. Phase II alone would serve approximately 10,000 acre-feet per year of recycled water to sites in the cities of East Los Angeles, and Vernon. The 10,000 AFY of recycled water offsets enough potable water for approximately 20,000 families every year.

The Phase II would include the installation of approximately 7.5 miles of 30-inch recycled water pipeline and approximately 10,000 linear feet of miscellaneous service laterals that would be buried within roadway in Montebello, East Los Angeles, and Vernon. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The

trench would be refilled using native backfill with an asphalt cap. In most areas, one lane of traffic or parking lane would be blocked off and used for construction.

Construction of Phase II would take approximately 18 months. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 7.5-mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Bicentennial Lateral Pipeline

The Bicentennial lateral pipeline would include the installation of approximately 1.5 miles of 8-inch recycled water pipeline. The Bicentennial lateral pipeline is located along San Gabriel River Parkway from the Fairway Drive intersection northeast to Rose Hill Road. The pipeline turns left at the San Gabriel River Parkway and Rose Hill Road/Bicentennial Park Access Road intersection, then continues northeast along Bicentennial Park Access Road parallel and adjacent to Interstate 605 (I-605) and Whittier Narrows Dam County Recreational Area and terminates near the "Swap Meet" sign on the west. The Bicentennial lateral pipeline would connect to the existing recycled water pipeline at the San Gabriel River Parkway and Fairway Drive intersection. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 1.5 mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

FINAL

**MITIGATED NEGATIVE DECLARATION
Southwest Water Reliability Project
Phase I, II, Mines Avenue & Bicentennial Lateral
Pipelines
SCH: 2009091035**

Prepared for:

**Central Basin Municipal Water District
6252 Telegraph Road
Commerce, CA 90040**

Prepared by:

**CHAMBERS GROUP, INC.
302 Brookside Avenue
Redlands, CA 92373**

OCTOBER 2009

MITIGATED NEGATIVE DECLARATION

Introduction

On September 9, 2009 the Central Basin Municipal Water District (CBMWD) distributed to public agencies and the general public the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Southeast Water Reliability Project. In accordance with the California Environmental Quality Act (CEQA) §21091 and State CEQA Guidelines §15073, a 30-day public review period for the Draft IS/MND was provided from September 10, 2009 to October 12, 2009.

Project Description

The Proposed Project is a local recycled water distribution system that would offset the imported potable water supplies from the State Water Project.

Phase I

The construction of Phase I (Phase 1A) would ultimately serve approximately 30 potential public and private entity sites along the pipeline, including one anchor customer (Bicknell Park) at the terminal end of the pipeline, with over 1,000 acre feet per year (AFY) of recycled water.

The Phase I of the project would include the installation of approximately 4.2 miles of 30-inch recycled water pipeline, approximately 3,600 linear feet of 12-inch lateral pipeline to Bicknell Park, and approximately 15,000 linear feet of miscellaneous service laterals that would be buried within roadway in the Cities of Pico Rivera and Montebello. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap.

Construction of the Phase I portion of the project could take approximately 12 months at an average construction rate of 100 linear feet per day over the length of the 4.2-mile alignment. A construction schedule is currently available. Maintenance of recycled water lines would occur periodically by District staff as part of their overall system maintenance activities.

Mines Avenue

The construction of the Mines Avenue pipeline (Phase 1B and 1C) would start in the unincorporated area of County of Los Angeles and end in the City of Pico Rivera from Paramount Boulevard to Broadway Avenue.

The construction of the Mines Avenue pipeline would include the installation of approximately 2.2 miles of 8-inch recycled water pipeline and approximately 5,000 linear feet of miscellaneous service laterals that would be buried within roadway in unincorporated area of County of Los Angeles and City of Pico Rivera. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap. In most areas, one lane of traffic or parking lane would be blocked off and used for construction.

Construction of the Mines Avenue pipeline would take approximately six months. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 2.2 mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Phase II

The construction of Phase II would start in the City of Montebello at Lincoln Avenue and Hay Street and end in the City of Vernon. In combination with Phase I; Phase II would ultimately serve 100 total potential public and private entity sites along the pipeline, with over 11,000 acre-feet per year (AFY) of recycled wa-

ter combined. Phase II alone would serve approximately 10,000 acre-feet per year of recycled water to sites in the cities of East Los Angeles, and Vernon. The 10,000 AFY of recycled water offsets enough potable water for approximately 20,000 families every year.

The Phase II would include the installation of approximately 7.5 miles of 30-inch recycled water pipeline and approximately 10,000 linear feet of miscellaneous service laterals that would be buried within roadway in Montebello, East Los Angeles, and Vernon. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap. In most areas, one lane of traffic or parking lane would be blocked off and used for construction.

Construction of Phase II would take approximately 18 months. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 7.5-mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Bicentennial Lateral Pipeline

The Bicentennial lateral pipeline would include the installation of approximately 1.5 miles of 8-inch recycled water pipeline. The Bicentennial lateral pipeline would be located along San Gabriel River Parkway from the Fairway Drive intersection northeast to Rose Hill Road. The pipeline would turn left at the San Gabriel River Parkway and Rose Hill Road/Bicentennial Park Access Road intersection, then continue northeast along Bicentennial Park Access Road parallel and adjacent to Interstate 605 (I-605) and Whittier Narrows Dam County Recreational Area and terminate near the "Swap Meet" sign on the west. The Bicentennial lateral pipeline would connect to the existing recycled water pipeline at the San Gabriel River Parkway and Fairway Drive intersection. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 1.5 mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Findings

An Initial Study has been prepared to assess the Proposed Project's potential impacts on the environment and the significance of those impacts and is incorporated in the Draft IS/MND. Based on the Initial Study, it has been determined that the Proposed Project would not have any significant impacts on the environment, once all proposed mitigation measures have been implemented. This conclusion is supported by the following findings:

- There was no potential for adverse impacts on aesthetics, agricultural resources, biological resources, land use and planning, minerals, population and housing, or recreation associated with the Proposed Project.
- Potential adverse impacts resulting from the Proposed Project were found to be less than significant in the following areas: air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation/traffic and utilities and service systems.
- Full implementation of the proposed mitigation measures included in this MND would reduce potential project-related adverse impacts on cultural resources to a less than significant level.

Mitigation Measures

The following mitigation measures and project conditions have been incorporated into the scope of work for the Southeast Water Reliability Project and will be fully implemented by the Applicant to avoid or minimize adverse environmental impacts identified in this MND. These mitigation measures will be included in a Mitigation Monitoring and Reporting Plan (MMRP).

- CR-1:** The District shall conduct on-site monitoring during trenching activities on an as-needed basis during construction. If any cultural resources are encountered, the District shall implement standard procedures for the mitigation of impacts to such resources. In the unlikely event that archaeological materials are encountered during ground disturbance, all work in the vicinity of the find would be temporarily halted or redirected until the resource(s) can be documented and evaluated by a qualified archaeologist.
- CR-2:** The District shall conduct on-site monitoring during trenching activities on an as-needed basis during construction. If any paleontological resources are encountered, all work in the vicinity of the find would be temporarily halted or redirected until the resource(s) can be documented and evaluated by a qualified paleontologist, as is standard practice on all District construction projects.
- CR-3:** If human remains of any kind are found, all activities shall cease immediately and a qualified archaeologist and Los Angeles County Coroner will be notified. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants to be consulted regarding treatment and/or repatriations of the remains.

CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (b) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of negative declarations should be, "on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: (1) Identify the specific effect; (2) explain why they believe the effect would occur, and; (3) Explain why they believe the effect would be significant."

CEQA Guidelines Section 15204 (c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence." Section 15204 (d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204 (e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

In accordance with Public Resources Code 21092.5 (b) of the CEQA Guidelines, the lead agency shall notify any public agency which comments on a negative declaration, of the public hearing or hearings, if any, on the project for which the negative declaration was prepared. If notice to the commenting public agency is provided pursuant to Section 21092, the notice shall satisfy the requirement of this subdivision.

Comments and Response to Comments Received on the Draft MND

This section provides responses to written comments received during the 30-day public review periods.

All comments on the Draft IS/MND, and their responses, are presented and organized as follows:

- A table summarizing the written comments received on the Draft IS/MND;
- Responses to comments received; and
- Complete copies of written comments received.

CEQA §21091(f) and State CEQA Guidelines §15074 state that the Lead Agency (CBMWD) must consider the MND together with any comments received before approving the project. Formal responses to comments are not required for an IS/MND. However, adequate information should be in the record explaining why the comment does not affect the conclusion that there are no potential significant effects. This document serves this purpose and is considered part of the record for the Proposed Project.

Comments Received on the Draft IS/MND

This section provides a summary of written comments received during the public review period on the Draft IS/MND, as well as a complete copy of the written comments received. Table 1 indicates the number assigned to each comment letter received on the Draft IS/MND, commentor name and affiliation, date the letter was received, and the topic of each letter. The letters are numbered sequentially by date of receipt.

Table 1
Written Comments Received on the Draft IS/MND

Letter	Commentor/Agency	Date	Comment Number	Comment Topics
1	Elmer P. Alvarez/Caltrans	9/17/2009	1-1	➤ Encroachment Permit

Response to Comments

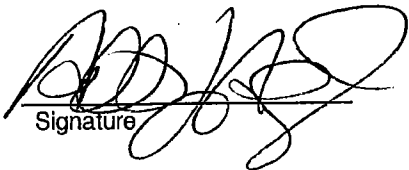
This section includes a written response to all comments received on the Draft IS/MND. The responses are provided in the order in which they are presented in Table 1. For referral purposes, a complete copy of each letter received on the Draft IS/MND is included in its entirety, including attachments in Appendix A.

Response to Letter 1

The two Caltrans crossings by the project at I-5 and I-710 are part of Phase II of the project. Construction of Phase II of the project has not yet been scheduled. When construction of Phase II is scheduled, Central Basin Municipal Water District will submit the appropriate encroachment permit application to Caltrans.

This document, along with the Draft Initial Study/Mitigated Negative Declaration (SCH# 2009091035), corrected as noted above; Comments and Response to Comments; Mitigation Monitoring and Reporting Plan; and the Notice of Determination, constitute the Final Mitigated Negative Declaration for the Southeast Water Reliability Project in the Cities of East Los Angeles, Vernon, Montebello, Pico Rivera and County of Los Angeles, Los Angeles County.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the CBMWD has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the Proposed Project and finds that these documents reflect the independent judgment of the CBMWD. CBMWD, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the MND and MMRP.


Signature

10/26/09
Date

Art Aguilar, General Manager

REPORT PREPARATION

This Final Initial Study/Mitigated Negative Declaration was prepared by CBMWD with the assistance of Chambers Group, Inc. The following individuals participated in the report preparation.

Chambers Group, Inc.

Andrew Minor, Project Manager

James Smithwick, Director of Environmental Planning

Jeannie Yu, Assistant Environmental Planner



C H A M B E R S G R O U P

APPENDIX A – Comment Letters



DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 SO. MAIN ST.
LOS ANGELES, CA 90012
PHONE (213) 897-6536
FAX (213) 897-1397
E-Mail: NersesYerjanian@dot.ca.gov



*Flex your power!
Be energy efficient!*

Ms. Ana Anada
Central Basin Municipal Water District
6252 Telegraph Rd.
Commerce, Ca. 90040

RE: IGR/CEQA # 090915 NY
30-inch diameter recycled water pipeline
Vic. LA/605/
SCH# 2009091035

September 17, 2009

Dear Ms. Anada:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed 30-inch recycled water pipeline construction in the cities of East Los Angeles, Vernon, Montebello, County of LA and Pico Rivera.

Based on our evaluation of the information received, this project should receive encroachment permit review by Caltrans. We recommend that the City, at its earliest convenience, submit six (6) complete sets of plans including two (2) sets of all engineering documents to the Caltrans Permits Office for review.

We would like to remind you that any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods.

If you have any questions regarding this response, please call the Project Engineer/Coordinator Mr. Yerjanian at (213) 897-6536 and refer to IGR/CEQA # 090915NY.

Sincerely,

For:

Nerses A. Yerjanian
Elmer P. Alvarez
IGR/CEQA Branch Manager
Regional Transportation Planning
Caltrans, District 7

"Caltrans improves mobility across California"

MITIGATION MONITORING AND REPORTING PLAN

**Southeast Water Reliability Project
Phase I, II, Mines Avenue & Bicentennial Lateral
Pipelines
SCH: 2009091035**

Prepared for:

**Central Basin Municipal Water District
6252 Telegraph Road
Commerce, CA 90040**

Prepared by:

**CHAMBERS GROUP, INC.
302 Brookside Avenue
Redlands, CA 92373**

October 2009

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INTRODUCTION

CEQA Requirements

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document that includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a Mitigation Monitoring and Reporting Plan (MMRP) for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The appropriate reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

The Central Basin Municipal Water District (CBMWD) would coordinate monitoring of the implementation of all mitigation measures for the project. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation measure; and 3) retention of records in the project file.

Program Objectives

The objectives of the MMRP for the Proposed Project include the following:

- To provide assurance and documentation that mitigation measures are implemented as planned;
- To collect analytical data to assist CBMWD administration in its determination of the effectiveness of the adopted mitigation measures;
- To report periodically regarding project compliance with mitigation measures, performance standards and/or other conditions; and
- To make available to the public, upon request, the CBMWD record of compliance with project mitigation measures.

Overview of the Project

The Proposed Project is a local recycled water distribution system that would offset the imported potable water supplies from the State Water Project.

Phase I

The construction of Phase I (Phase 1A) would ultimately serve approximately 30 potential public and private entity sites along the pipeline, including one anchor customer (Bicknell Park) at the terminal end of the pipeline, with over 1,000 acre feet per year (AFY) of recycled water.

The Phase I of the project would include the installation of approximately 4.2 miles of 30-inch recycled water pipeline, approximately 3,600 linear feet of 12-inch lateral pipeline to Bicknell Park, and approximately 15,000 linear feet of miscellaneous service laterals that would be buried within roadway in the Cities of Pico Rivera and Montebello. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap.

Construction of the Phase I portion of the project could take approximately 12 months at an average construction rate of 100 linear feet per day over the length of the 4.2-mile alignment. A construction schedule is currently available. Maintenance of recycled water lines would occur periodically by District staff as part of their overall system maintenance activities.

Mines Avenue

The construction of the Mines Avenue pipeline (Phase 1B and 1C) would start in the unincorporated area of County of Los Angeles and end in the City of Pico Rivera from Paramount Boulevard to Broadway Avenue.

The construction of the Mines Avenue pipeline would include the installation of approximately 2.2 miles of 8-inch recycled water pipeline and approximately 5,000 linear feet of miscellaneous service laterals that would be buried within roadway in unincorporated area of County of Los Angeles and City of Pico Rivera. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap. In most areas, one lane of traffic or parking lane would be blocked off and used for construction.

Construction of the Mines Avenue pipeline would take approximately six months. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 2.2 mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Phase II

The construction of Phase II would start in the City of Montebello at Lincoln Avenue and Hay Street and end in the City of Vernon. In combination with Phase I; Phase II would ultimately serve 100 total potential public and private entity sites along the pipeline, with over 11,000 acre-feet per year (AFY) of recycled water combined. Phase II alone would serve approximately 10,000 acre-feet per year of recycled water to sites in the cities of East Los Angeles, and Vernon. The 10,000 AFY of recycled water offsets enough potable water for approximately 20,000 families every year.

The Phase II would include the installation of approximately 7.5 miles of 30-inch recycled water pipeline and approximately 10,000 linear feet of miscellaneous service laterals that would be buried within roadway in Montebello, East Los Angeles, and Vernon. The trench excavated for the installation of the new pipeline would average eight feet in depth and four feet in width. The trench would be refilled using native backfill with an asphalt cap. In most areas, one lane of traffic or parking lane would be blocked off and used for construction.

Construction of Phase II would take approximately 18 months. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 7.5-mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Bicentennial Lateral Pipeline

The Bicentennial lateral pipeline would include the installation of approximately 1.5 miles of 8-inch recycled water pipeline. The Bicentennial lateral pipeline would be located along San Gabriel River Parkway from the Fairway Drive intersection northeast to Rose Hill Road. The pipeline would turn left at the San Gabriel River Parkway and Rose Hill Road/Bicentennial Park Access Road intersection, then continue northeast along Bicentennial Park Access Road parallel and adjacent to Interstate 605 (I-605) and Whittier Narrows Dam County Recreational Area and terminate near the "Swap Meet" sign on the west. The Bicentennial lateral pipeline would connect to the existing recycled water pipeline at the San Gabriel River Parkway and Fairway Drive intersection. Construction would proceed at an average construction rate of 100 linear feet per day over the length of the 1.5 mile alignment. A detailed construction schedule is not currently available. Maintenance of the recycled water line would occur periodically by District staff as part of their overall system maintenance activities.

Organization of the Mitigation Monitoring Program

The following describes the various sections of the MMRP:

Introduction - Provides an overview of CEQA's monitoring and reporting requirements, program objectives, the project for which the program has been prepared, and the manner in which the mitigation monitoring program has been organized.

MMRP - Describes the CBMWD entities responsible for implementation of the mitigation monitoring plan, the plan scope, procedures for monitoring and reporting, public availability of documents, the process for making changes to the program, types of mitigation measures, and the manner in which monitoring will be coordinated to ensure implementation of mitigation measures.

Mitigation Monitoring and Reporting Summary - Outlines the impacts and mitigation measures, responsible entities, and the timing for monitoring and reporting for each mitigation measure included in the plan. A form for actual use by the Facilities, Planning & Development office and/or its assigned agents will be constructed from this information for each responsible entity.

Report Preparation - Lists the individuals involved in development of this MMRP.

DESCRIPTION OF PLAN

Mitigation Monitoring Procedures

This MMRP delegates responsibilities for monitoring the project, and also allows responsible CBMWD entities flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. The timing for monitoring and reporting is described in the monitoring and reporting summary table included as part of this program (see page # 5). Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

In order to enhance the effectiveness of the monitoring program, the CBMWD will utilize existing systems where appropriate. For instance, with any major construction project, the administration generally has at least one inspector assigned to monitor project construction. These inspectors are familiar with a broad range of regulatory issues and will provide first line oversight for much of the monitoring program.

Responsibilities of CBMWD include identification of typical mitigation measure-related issues such as noisy equipment, dust, safety problems, etc. Any problems are generally corrected through directions to the contractors, or through other appropriate, established mechanisms. Internal reporting procedures are already in place to document any problems and to address broader implementation issues.

Reporting Procedures

The CBMWD would be responsible for monitoring and implementing the mitigation measures included in this monitoring plan.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The CBMWD distributes reporting forms to the appropriate company office (as indicated in the summary form) or employs the office's existing reporting process for verification of compliance.
- Responsible entities verify compliance by signing the monitoring and reporting form and/or documenting compliance using their own internal procedures when monitoring is triggered.
- Responsible entities provide the CBMWD with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented.

- The CBMWD prepares construction activities reports during the construction phase and incorporates project reports, as appropriate, into the periodic reports summarizing all district mitigation monitoring efforts.

The reporting forms prepared by the CBMWD would document the implementation status of mitigation measures of the project. The progress reports describe the monitoring status of all project mitigation measures. Project reporting forms and periodic status reports will be available at the CBMWD.

The CBMWD would also be responsible for assisting their contractor with reporting responsibilities to ensure that they understand their charge and complete their reporting procedures accurately and on schedule.

Public Availability

All monitoring reporting forms, summaries, data sheets, and correction instructions related to the Mitigation Monitoring and Reporting Plan for Southeast Water Reliability Project would be available for public review upon request at CBMWD during normal business hours.

Program Changes

If minor changes are required to the MMRP, they would be made in accordance with CEQA and would be permitted after further review by CBMWD. Such changes could include reassignment of monitoring and reporting responsibilities and/or redesign to make any appropriate improvements. No change would be permitted unless the mitigation monitoring and reporting plan continues to satisfy the requirements of Public Resources Code Section 21081.6.

Types of Mitigation Measures Being Monitored

The Initial Study/Mitigated Negative Declaration for the Southeast Water Reliability Project is a "project-specific" evaluation as defined in the CEQA Guidelines.

The Initial Study/Mitigated Negative Declaration recommends 3 project specific mitigation measures to reduce impacts related to air quality, biological resources, cultural resources, noise, and mandatory findings of significance during construction. Compliance with these mitigation measures will be accomplished through administrative controls over project planning and implementation, in this case, through incorporation of specific construction methods, and verification of construction in accordance with these special provisions. Monitoring would be accomplished as described previously under "Reporting Procedures" through verification and certification by personnel.

In general, implementation of the MMRP will require the following actions:

- Appropriate mitigation measures would be included in construction documents.
- Departments with reporting responsibilities would review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance would be addressed by the CBMWD as appropriate.
- Periodic meetings may be held during project implementation to report on compliance with mitigation measures.

**Central Basin Municipal Water District
MITIGATION MONITORING AND REPORTING SUMMARY**

Mitigation Measure	Responsible Entity	Monitoring Triggers	Monitoring Entity	Compliance Action	Verification of Compliance		
					Initials	Date	Comments
CULTURAL RESOURCES							
CR-1: The District shall conduct on-site monitoring during trenching activities on an as-needed basis during construction. If any cultural resources are encountered, the District shall implement standard procedures for the mitigation of impacts to such resources. In the unlikely event that archaeological materials are encountered during ground disturbance, all work in the vicinity of the find would be temporarily halted or redirected until the resource(s) can be documented and evaluated by a qualified archaeologist.	CBMWD	2	SHPO	Reporting as needed			
CR-2: The District shall conduct on-site monitoring during trenching activities on an as-needed basis during construction. If any paleontological resources are encountered, all work in the vicinity of the find would be temporarily halted or redirected until the resource(s) can be documented and evaluated by a qualified paleontologist, as is standard practice on all District construction projects.	CBMWD	3	SHPO	Reporting as needed			

Mitigation Measure	Responsible Entity	Monitoring Triggers	Monitoring Entity	Compliance Action	Verification of Compliance		
					Initials	Date	Comments
CR-3: If human remains of any kind are found, all activities shall cease immediately and a qualified archaeologist and Los Angeles County Coroner will be notified. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants to be consulted regarding treatment and/or repatriations of the remains.	CBMWD	2	SHPO/NAHC	Reporting as needed			

Monitoring Triggers

- 1 Planning Stage (schematic design and design development)
- 2 Pre-Construction
- 3 Construction
- 4 Post-Construction/Commencement of Operation
- 5 On-going through Project Operations

Responsible Entity

Central Basin Municipal Water District
 Native American Heritage Commission
 State Historic Preservation Officer

(CBMWD)
 (NAHC)
 (SHPO)

REPORT PREPARATION

This MMRP was prepared by the CBMWD with the assistance of Chambers Group, Inc. The following individuals participated in the report preparation.

Chambers Group, Inc.

Andrew Minor, Project Manager

James Smithwick, Director of Environmental Planning

Jeannie Yu, Assistant Environmental Planner



California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, CA 95814
<http://www.dfg.ca.gov>

ARNOLD SCHWARZENEGGER, Governor
DONALD KOCH, Director



CEQA Filing Fee No Effect Determination Form

Applicant Name: Central Basin Municipal Water District
Date Submitted: September 23, 2009
Applicant Address: 6252 Telegraph Road, Commerce, CA 90040

Project Name: Southeast Water Reliability Project Phases I, II, Mines Avenue, & Bicentennial Lateral Pipelines

CEQA Lead Agency: Central Basin Municipal Water District
CEQA Document Type: (ND, MND, EIR) Mitigated Negative Declaration
SCH Number and/or local agency ID number: SCH# 2009091035

Project Location: The Proposed Project is a recycled water pipeline, which is located within the Cities of Pico Rivera, Montebello, East Los Angeles, Vernon, and unincorporated area of Los Angeles County

Brief Project Description: The Proposed Project is a local recycled water distribution system that would offset the imported potable water supplies from the State Water Project. The proposed project would be constructed within existing road right-of-ways.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: Lh Nk-R1 Leslee Newton-Reed Date: 10-7-2009

Title: Environmental Scientist

CALIFORNIA DEPT. OF FISH AND GAME
SOUTH COAST REGION
4949 VIEWRIDGE AVENUE
SAN DIEGO, CA 92123-1662
Conserving California's Wildlife Since 1870

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Central Basin Municipal Water District
6252 Telegraph Road
Commerce, CA 90040-2512

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT
TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Numbers:

8176-002-903 and 904 (Portions)

8176-003-901, 902, 905, and 907 (Portions)

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to CENTRAL BASIN MUNICIPAL WATER DISTRICT, a municipal water district (hereinafter referred to as CENTRAL), easements for pipeline purposes in, on, under, and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which CENTRAL by the acceptance of this Easement and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. CENTRAL agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, under, and across the land herein until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

3. CENTRAL shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by CENTRAL, its officers, agents, employees, or contractors arising out of the exercise by CENTRAL, its officers, agents, employees, or contractors of any rights granted to it by this Easement.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement.
5. The provisions and agreements contained in this Easement shall be binding upon CENTRAL, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which these easements apply and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following CENTRAL's exercise of these easement rights to construct such structures and improvements, CENTRAL agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by CENTRAL's said improvements.

Dated February 15, 2011



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Mike Antonovich

Mayor, Board of Supervisors of the Los Angeles
County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By An Tal
Deputy

GUIRADO AVENUE DRAIN 42GE
Includes Parcels 43GE, 48GE, 49GE, 50GE, 51GE, and 52GE
(File with: Project 181-8, Parcel 42)
Affects Parcels 43, 48, 49, 50, 51, and 52
181-8 RW 2.1
S.D. 1
Project ID: MPR0000321

M1023010

KR:

P:\CONF\EASE181-8\FLOOD.DOC 101410

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 15th day of February, 2011, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By [Signature]
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

P:CONF:ACK:FLODFAX.2 CENTRAL BASIN WATER DIST
RVSD. 101410

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed by that certain Easement document dated _____, 20____, by and between the Los Angeles County Flood Control District, a body corporate and politic, and Central Basin Municipal Water District, a municipal water district, is hereby accepted by the undersigned officer on behalf of Central Basin Municipal Water District pursuant to the authority conferred by Resolution No. _____ of the Board of Directors of Central Basin Municipal Water District adopted on _____, 20____, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated as of: _____

By _____

Name: _____

Its: _____

Attest:

EXHIBIT A

GUIRADO AVENUE DRAIN 42GE

Includes: Parcel Nos. 43GE, 48GE, 49GE,
50GE, 51GE, and 52GE

File with: Project 181-8 Parcel No. 42

Affects: Parcel Nos. 43, 48, 49, 50, 51, and 52
181-8-RW 2.1

A.I.N. 8176-002-903 and 904

8176-003-901, 902, 905, and 907

T.G. 676 (H6, J6)

I.M. 099-257

S.D. 1

M1023010

LEGAL DESCRIPTION

PARCEL NO. 42GE (Grant of easement for pipeline purposes):

That certain parcel of land in Rancho Paso de Bartolo, as shown on map recorded in Book 23, pages 55 and 56, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 42 in a Final Order of Condemnation, had in Superior Court Case No. 713716, a certified copy of which is recorded in Book D575, page 194, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 411 ± square feet

PARCEL NO. 43GE (Grant of easement for pipeline purposes):

That certain parcel of land in above-mentioned Rancho Paso de Bartolo, described as Parcel No. 43 in above-mentioned Final Order of Condemnation, a certified copy of which is recorded in Book 4257, page 112, of above-mentioned Official Records.

Containing: 273 ± square feet

PARCEL NO. 48GE (Grant of easement for pipeline purposes):

That certain parcel of land in above-mentioned Rancho Paso de Bartolo, described as Parcel No. 48 in above-mentioned Final Order of Condemnation, a certified copy of which is recorded in Book D546, page 590, of above-mentioned Official Records.

EXCEPTING therefrom that portion described as Part (b) in deed to STATE OF CALIFORNIA, recorded in Book D2043, page 820, of said Official Records.

Containing: 754 ± square feet

PARCEL NO. 49GE (Grant of easement for pipeline purposes):

That certain parcel of land in above-mentioned Rancho Paso de Bartolo, described as Parcel No. 49 in above-mentioned Final Order of Condemnation, a certified copy of which is recorded in Book D469, page 240, of above-mentioned Official Records.

Containing: 350 ± square feet

PARCEL NO. 50GE (Grant of easement for pipeline purposes):

That certain parcel of land in above-mentioned Rancho Paso de Bartolo, described as Parcel No. 50 in above-mentioned Final Order of Condemnation, a certified copy of which is recorded in Book D1153, page 695, of above-mentioned Official Records.

Containing: 375 ± square feet

PARCEL NO. 51GE (Grant of easement for pipeline purposes):

That certain parcel of land in above-mentioned Rancho Paso de Bartolo, described as Parcel No. 51 in above-mentioned Final Order of Condemnation, a certified copy of which is recorded in Book D480, page 597, of above-mentioned Official Records.

Containing: 375 ± square feet

PARCEL NO. 52GE (Grant of easement for pipeline purposes):

That certain parcel of land in above-mentioned Rancho Paso de Bartolo, described as Parcel No. 52 in above-mentioned Final Order of Condemnation, a certified copy of which is recorded in Book D1091, page 773, of above-mentioned Official Records.

EXHIBIT A

EXCEPTING therefrom that portion lying within that certain parcel of land described in deed to County of Los Angeles, recorded in Book D1370, page 393, of said Official Records.

ALSO EXCEPTING therefrom that portion described as Parcel 43-21 in deed to COUNTY OF LOS ANGELES, recorded on June 29, 1988, as Document No. 88-1027834, of said Official Records.

Containing: 371 ± square feet

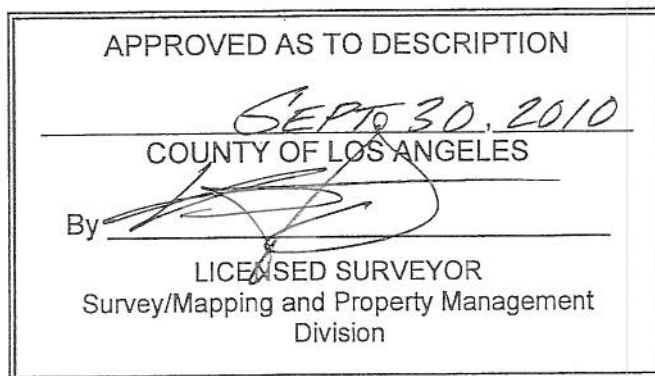


EXHIBIT A